

KAUA'I COUNTY HISTORIC PRESERVATION REVIEW COMMISSION  
Lihu'e Civic Center, Mo'ikeha Building, Meeting Room 2A/2B

MINUTES

A regular meeting of the Kaua'i County Historic Preservation Commission (KHPRC) was held on March 24, 2016 in the Lihu'e Civic Center, Mo'ikeha Building, Meeting Room 2A/2B.

The following Commissioners were present: Chairperson Anne Schneider, Victoria Wichman, David Helder (*left at 4:53 p.m.*), Charlotte Hoomanawanui, Deatri Nakea (*entered at 3:02 p.m.*), and Stephen Long.

The following Commissioners were absent: Pat Griffin, Althea Arinaga, and Larry Chaffin Jr.

The following staff members were present: Planning Department – Kaaina Hull, Shanlee Jimenez, Myles Hironaka; Deputy County Attorney Jodi Higuchi-Sayegusa; Office of Boards and Commissions – Commission Support Clerk Darcie Agaran.

CALL TO ORDER

The meeting was called to order at 3:00 p.m.

Ms. Schneider: Do I need a roll call?

Deputy County Attorney Jodi Higuchi-Sayegusa: Yes.

Ms. Schneider: Can I have a roll call?

Deputy Planning Director Kaaina Hull: Sorry, I don't have an actual list of the... Okay, sorry about that. Roll call. Commissioner Arinaga?

Ms. Schneider: She's not here.

Mr. Hull: Commissioner Chaffin?

Ms. Schneider: Not here.

Mr. Hull: Commissioner Griffin?

Ms. Schneider: Not here.

Mr. Hull: Commissioner Helder?

Mr. Helder: Here.

Mr. Hull: Commissioner Hoomanawanui?

Ms. Hoomanawanui: Yes.

Mr. Hull: Commissioner Long?

Mr. Long: Here.

Mr. Hull: Commissioner Schneider?

Ms. Schneider: Here.

Mr. Hull: Commissioner Wichman?

Ms. Wichman: Here.

Mr. Hull: And Commissioner Nakea? We have five (5) Commissioners present, Madam Chair. We have a quorum.

### **APPROVAL OF THE AGENDA**

Ms. Schneider: Approval of the Agenda. Do I have a motion?

Mr. Helder: So moved.

Ms. Higuchi-Sayegusa: I'm sorry. Just...not to interject myself, but we've been handing out these little tips cards to all the Commissions, just sort of as a reminder and cheat sheet, really, on basics of how to...the conduct of these Commission meetings; i.e. the parliamentary procedure is roughly followed so that it's a means to organize and to conduct the meeting in an organized and respectful manner. And also just as a reminder, the questions are addressed to the Chair. The Chair controls the meeting, and just to wait to be recognized if there is a question that comes up. Chair has discretion on whether to recognize you or not, and also whether the questions can be directly directed to the applicant, but ideally, the Chair controls the meeting. So just as quick reminders.

Ms. Nakea entered the meeting at 3:02 p.m.

Ms. Schneider: Should we get a second on the approval of the agenda?

Ms. Higuchi-Sayegusa: Okay. Sorry about that.

Ms. Schneider: Approval of the agenda. Do we have a second on that?

Ms. Wichman: Second.

Ms. Schneider: All in favor? (Unanimous voice vote). Motion carries 6:0.

### **APPROVAL OF THE FEBRUARY 25, 2016 MEETING MINUTES**

Ms. Schneider: Approval of the February 25, 2016 Meeting Minutes. Do we have a motion to approve?

Ms. Wichman: I have a correction.

Ms. Schneider: Sure.

Ms. Wichman: On Page 8 of the minutes. It's almost near the end of Nancy McMahon's testimony where it says, "SHA, the Study for Hawaiian Archaeology". It's actually "the Society for Hawaiian Archaeology". That's all I have.

Ms. Schneider: Do we have a motion to approve the minutes as changed?

Ms. Nakea: I move that we approve the minutes.

Mr. Helder: Second.

Ms. Schneider: All in favor? (Unanimous voice vote) Motion carries 6:0.

### **ANNOUNCEMENTS AND GENERAL BUSINESS MATTERS**

Ms. Schneider: Announcements and General Business. Do we have any announcements?

Mr. Hull: No announcements at this time, Madam Chair.

### **UNFINISHED BUSINESS**

**Re: Report from investigative committee (Permitted Interaction Group) to discuss and explore draft update of the Kaua'i Historic Resource Inventory. Once formed and the task completed, the investigative committee will present its findings to the Commission in a duly noticed meeting for decision-making.**

Ms. Schneider: Unfinished Business. Do we have a report from the Permitted Interaction Group? I don't think we met.

Mr. Hull: Okay. So given there's no report to be given, the Department would recommend that the agenda item be deferred to the next meeting. Sorry. Technically, we just need a motion for deferral.

Ms. Schneider: We need a motion to defer to the next meeting; the investigative committee report.

Ms. Wichman: I move that we defer the Permitted Interaction Group until the next meeting.

Ms. Schneider: Can we get a second?

Ms. Nakea: I second the motion.

Ms. Schneider: All in favor? (Unanimous voice vote) Motion carries 6:0.

**Re: Certified Local Government FY2016 Grant Application to establish a repository of the curatorial care of archaeological objects and associated records from archaeological sites from the County of Kaua'i adhering to the guidelines and procedures for the care and preventative conservation addressing professional ethics and specialized storage as recommended by the National Park Service's Museum Handbook.**

Mr. Hull: The second agenda item we have is Item No. 2 concerning discussion on the status of the Certified Local Government. For that discussion, we have two (2) specific projects that are being recommended for approval for application to the State Historic Preservation Division for CLG funds.

The first one under Item No. 2.a. is Certified Local Government Fiscal Year 2016 Grant application to establish a repository of the curatorial care of archaeological objects and associated records from archaeological sites from the County of Kaua'i adhering to guidelines and procedures for the care and preventative conservation addressing professional ethics and specialized storage as recommended by the National Park Service's Museum Handbook.

So if you guys have taken a look at the application, the total projected cost is approximately \$79,500, and it's a mixture of in-kind matching from the County of Kaua'i and request for Federal funds for this project. For CLG applications, the CLG funds from the Federal Government can only be used for planning purposes. It can't be used for brick and mortar projects; or at least brick and mortar projects to this nature. The only brick and mortar that a CLG can look at is, kind of, restoration of religious sites that are on the State or National Registry. Outside of those type of sites, any type of CLG funds used for a specific project has to go for more of the planning purposes. So the Department is recommending that we apply for approximately \$31,600 for planning purposes to draft up a comprehensive plan in which the repository could work, and as well as function and receive and document archaeological items that come into its care. To give some background on it, there...like when...anybody from a private developer to a public landowner, be it the Department of Transportation, the County of Kaua'i Parks Division, when they are doing projects and they come across archaeological finds, essentially, they should be stored in a specific repository with various requirements and standards of how they intake and how they're stored, (and) how they're preserved. The only repository currently existing, or two (2) I believe, are on O'ahu. There is no site, currently, here on Kaua'i, so some of those artifacts are either sent to O'ahu or kept in private care in various private homes and whatnot, so there is actually no place

here on Kaua'i to store those. So it's looking at creating a site for that, creating a comprehensive plan, and then ultimately putting in the necessary materials and equipment. So that's what's here. I think...Nancy McMahon has been helping us draft the application and Parks would take, I think, a lead in this role. If you guys have any questions, we can also bring up Nancy to discuss further details of the plan.

Ms. Schneider: Nancy.

Nancy McMahon: Hi. Nancy McMahon for Parks and Recreation. You got a little brief background (on) what was happening and has been happening as some of the firms have been calling me to... The seawall just got done, and they had collections from not only the curbstones, but bottle collections, and wanted to just hand me a box, which didn't seem like the right way to do that. And then I was afraid that would be an onslaught of other firms doing the same thing. This was to...and part of this project, the scope of work is actually to contact all the firms out there to find out what projects the County has had from waterline projects from the Water Department to...I know Housing had had projects, Parks and Rec has had several projects, and some of those firms are holding on to the collection. It's not just the displayable artifacts, but it's actually the midden, the soil samples, and their field notes and photographs. So usually they get put in a curation facility and put in boxes that are, you know, sort of, acid-free, put in a label for that project so that anybody could go back to look at the methodology, look at what they did, see if there are other things that, perhaps, we have new scientific methods to date so they can go back and do research on those, so that's part of the work. We don't know how many firms have County of Kaua'i collections. So I did a briefing of it with the bike path, and three (3) firms have some boxes from that project; I think four (4) each. So we would want to...part of that study would be to...kind of like how NAGPRA went through their process when they were trying to find what museums had collections for Native Hawaiian remains. It's the same process that would be asking them to look through their collections, see what belongs to the County of Kaua'i that they are holding on to. And some of those older firms...part of the problem, too, is they have...either some of their principals have passed away or they are retiring, and so those collections, then, nobody knows where to take those collections to, so that would be a responsibility of Kaua'i to take care of their own collections. If there are any questions about...

Ms. Schneider: Commissioners, any questions?

Ms. Wichman: I have a question. So is this just, the repository, for the County?

Ms. McMahon: Yes.

Ms. Wichman: So it wouldn't include State DOT?

Ms. McMahon: No. The DOT had...Highways DOT had actually...this came up because of the bike path project, and they were part of mitigation and I think it is...we talked about it during mitigation as part of...that they would go through Federal Highways to, maybe, provide some sort of funding, maybe, for the hardware things that we would need; shelving, you know, that kind of thing. So this money for the CLG is not looking for that. It's more or less getting the rules and

regulations together, and then sort of inventorying what we even have out there so we know how big a facility we need to get, and what kind of space, and what kind of things we need to have in it.

Ms. Wichman: Thank you.

Mr. Hull: I think to clarify, Nancy, so the funds...of course, funds are being requested from SHPD. Of course, CLG funds are for the planning and regulation and overall, but as far as should the site be established, would it be available for other finds? Or strictly just for the County of Kaua'i project finds?

Ms. McMahon: Right now, I thought was it would be just for County stuff because we wouldn't know how big if we opened it up to other... Universities, so just so you know, and actually I've used my brother as an example because he works for the State of Colorado, they charge \$795 a box to store one (1) box for different people. I don't know if that's yearly or that's just what it is. Universities sometimes do hold collections to pay for a staff to be there. It's not a full-time use, obviously. It's not a use of a County person full-time to do it, so obviously part of somebody's job function, but at a university it might be. And the universities do charge for that kind of service to take care of collections, and basically, a lot of these firms out there have been holding the collections pretty much gratis for the County, and most of private landowners, too. I mean, I would guess that in their inventories, some of them might actually have an idea of what they have that just belongs to the County of Kaua'i. It might be interesting to see that, too, but my thoughts were we would be responsible for the County stuff first.

Mr. Hull: But potentially in the scoping of it, we can essentially assess whether or not that might be a viable opportunity or not.

Ms. McMahon: Correct.

Mr. Hull: Because I think it would be good, more than likely, to at least say, here's why we cannot do it, if the plan says we can.

Ms. McMahon: Right.

Ms. Schneider: Is there anybody from the general public who wants to speak on this application?

Mary Jane Naone: Aloha. Mary Jane Naone, State Archaeologist for SHPD for Kaua'i. I think this is a great idea and very needed on this island that there would be a repository for artifacts that are collected by County projects. I just wanted to suggest that you have Victoria Wichman on the council [sic] who has worked at the Bishop Museum. She's probably going to kill me, but it would be great for you to have a consulting role in looking at the grant application and really assessing the line items that would be necessary to make a plan. And also, SHPD, of course. I'd like to be involved, if possible.

Ms. Schneider: Anybody else from the public that would like to speak? Or any questions from the Commission for Mary Jane?

Ms. Naone: Thank you.

Ms. Schneider: Commission, any discussion on the...?

Mr. Helder: I have a couple of questions. One, our involvement is just the...using the funds from the CLG to fund the Planning Department to do a plan to see if this is feasible to do?

Mr. Hull: No. The funds don't go to the Planning...well, the SHPD, in its role, essentially dishes out CLG funds from the Federal Government.

Mr. Helder: Right.

Mr. Hull: And they determine, on applications, whether or not that application merits the grants to be awarded. Should...the way that this application is proposed is to state that the County of Kaua'i is willing to expend funds for actual brick and mortar aspects of creating the repository, but to look at CLG funds for an overall plan to establish what is out there, what can be brought in, as well as the, somewhat, regulatory mechanisms of intaking and documenting those...so essentially it's setting up the procedures under which the repository would function.

Mr. Helder: Okay, so we are talking about a one-time deal. So there's not a continuing involvement for either this Commission, or this Commission's funds, beyond the establishment of the possibility of this.

Mr. Hull: Yes.

Mr. Helder: Okay. What portion of our 2016 funds will this take of what's available to us?

Mr. Hull: Well, the way that the... Years before, the way CLG funds were kind of doled out were...they would essentially say that the Counties that are Certified Local Governments would each have their turn; this year Maui gets this share of the funds, next year Kaua'i gets this share. SHPD has changed those procedures now where it's totally merit-based. They just look at applications from all the Certified Local Governments and award those grants based on merit. So as of today, the existing Certified Local Governments, which are the Big Island, Kaua'i, and Maui, none of us have a specific designated amount. We just submit our grant proposals and they dish it out on merit.

Mr. Helder: Okay.

Ms. Schneider: So do we have a motion to...?

Mr. Hull: Yes, the Department would recommend that the KHPRC approve the draft application to be submitted to the State Historic Preservation Division with the authority for the Department

to work with SHPD and additional individuals, I'll say, to make any necessary amendments prior to submittal.

Ms. Schneider: So do we have a motion from the Commission?

Mr. Hull: If the Commissioners are in agreement, all that would have to be stated is "so moved".

Ms. Schneider: Everybody in agreement?

Mr. Hull: For clarification, if there is an agreement with what was just recommended, all that has to be stated is "so moved" and a second. If there is a disagreement, then another motion could be proposed by a Commissioner.

Ms. Nakea: Okay, so I move that we accept this grant proposal to be submitted.

Mr. Hull: We would just request that you allow for the Department to make additional amendments prior to submittal.

Ms. Nakea: And allow the Department to make additional amendments.

Ms. Schneider: Do we have a second?

Ms. Wichman: Second.

Ms. Schneider: All in favor?

Mr. Hull: Oh yeah, discussion.

Ms. Schneider: Oh, discussion? Any discussion? All in favor?

Mr. Hull: Well, I'll just say, just for clarification, the reason we are asking for that additional authority to make amendments is just because, should we find any other amendments that would need to be done, say working with Mary Jane or other people at SHPD, we don't want to delay it by saying we have to come back to the KHPRC for review to make the submittal, so that's just to clarify.

Mr. Helder: The difficulty with it is, for me is, we are agreeing to something we don't know what it is. It's not spelled out, and not only are we agreeing to that, but we are agreeing to whatever that becomes to be modified. So I'm finding it difficult to either propose a motion, or to vote for it, because it's, you know, it's not spelled out. Our responsibilities relative to the Commission are that we exercise some due diligence, but it's hard to do it when this is...it's a statement, but not... If the County had done something that really spelled out what we were agreeing to and what was involved in it, what you expected, I would find it much easier to analyze it, you know? I'm not trying to be a (inaudible).



Mr. Hull: No, no, and I think, Commissioner, that's taken in... I hear what you are saying, and so the other option is to basically...along the lines of what you're saying is that more information is necessary in the packet for this body to make a determination. If you feel that there are particular areas where you'd like further information on, that you want provided for your analysis prior to taking an action, we can work with Department of Parks and Nancy to provide that information.

Mr. Helder: Personally, that's what I would like to see. It's not so much the project as our role within the project, and whether there's a possibility that our role will be extended because we've given a caveat saying you could amend the thing or... You know, I'd like to see something definitive on that so that we would know what we are committing CLG funds for, or the application of CLG funds for, because regardless, if the money goes out for this project, it's not available for some other project that we may want to do, and in order to be able to assess the various merits of that, it would be good to see it.

Mr. Hull: The question we would have is, is it specific...is there specific information, additional, that you want provided? Or is it that you would want further participation in the repository siting itself?

Mr. Helder: No, no, no, no. And it may be just my ignorance, but I'm having a little bit of a difficult stretch seeing the...what my understanding of what our responsibilities are over time. I don't recall seeing something that would involve a Certified Local Government council like this participating in the setting up of a museum; although I did know that Pila Kikuchi wanted to do something like that. But at the time, I understood that it was going to go through the university system. Now, if it's coming through us, I would...yeah, I would definitely like some more information about what it was going to be and what the caveats were going to be. I know we've...preservation of archaeology and history is part of our purview, but not at, kind of...I didn't think it was at this level.

Mr. Hull: Yeah, and that's where, I think, the lines get a little blurred, and I can see some confusion in the sense of, you know, the standard review that this body does is for actual projects; a house is going to be demolished or its going to be changed in a certain manner, and reviewing how those particular changes can be mitigated to ensure that the historical preservation is there. But overall, one (1) of the seven (7) policies of this body is for the preservation of historical artifacts, as well as the built environment itself, so to speak, but at the same time, there hasn't been much avenue for this body to really delve into that. And then this is kind of where an opportunity has risen where, yes, it's kind of like we don't generally do it, but it is part of the policy of the KHPRC to look at those issues in particular, and here's one opportunity, and using Federal funds to essentially provide this service. I can definitely hear your concern that it seems like its outside, or something that, generally, isn't discussed here.

Mr. Helder: It does. Probably, if in the presentation...included in the presentation was the actual statute that said this is part of what we do, that would help.

Mr. Hull: Okay.

Mr. Helder: You know, rather than me having to go through a stack of papers this deep to find out whether we do or don't. If it was presented to us that this is part of what we are supposed to be doing, this is how we'd handle it.

Mr. Hull: Okay.

Mr. Helder: Then that would be good, you know?

Mr. Hull: Okay. And for further clarification...well, it depends on what action this body does today, but should it be deferred, would you also want to, say, have a role in KHPRC in reviewing the overall plan, should the funds be appropriated? Because the funds would essentially be used to create this plan for the repository. Would you like, essentially, to have a review of that plan before its final adoption, essentially?

Mr. Helder: I don't know that we have either the expertise, or the responsibility, to do that. What I think we do need is a clear-cut example of, if this is the kind of project we need to participate in and what our participation is, lending the CLG's caveat to acquiring the funds to do this. I don't think we're trying to buy-in a role of managing this, but...and I'd be happy to do it, you know? I think it's something...I think you are going to get bombarded, though, because I know of a lot of projects where all of the midden from archaeology on Kaua'i is sitting in boxes. I know the excavation of the Queen's barge in Hanalei Bay. They've got boxes and boxes of stuff that they want to get back here, and I don't think they wanted it over at Bishop, and then there was a bunch of other stuff that came from Māhā'ulepū, so this could be a, you know, real...kind of a dumping ground in a way if it's not handled well. And that would take a lot of staff and a lot of room and a lot of organization to really take good care of this stuff, and that seems to me that would require a lot more than \$78,000 to plan for that. So that's part of my other question is are we talking about not just this amount of funds coming from the CLG money, but the possibility of having an ongoing need to kick funds into this thing? And is that what we are looking at?

Ms. Schneider: So my feeling is that we should table this for the next meeting.

Mr. Hull: Yeah, given that sentiment, the Department would recommend that it be deferred, which essentially would require, I guess, a withdrawal of the motion. Sorry about that, Commissioner. And for the person that seconded it to also withdraw, and then we would recommend deferral.

Ms. Nakea: I withdraw the movement to approve the passing forward of the grant.

Ms. Schneider: And we need a withdrawal of the second.

Ms. Wichman: Okay, second.

Ms. Schneider: And now we need a motion to defer it?

Mr. Hull: Yes, just a motion to defer.

Ms. Schneider: Do we have a motion to defer?

Mr. Helder: Yes. I'd like to make a motion to defer this item until the next meeting where, perhaps, things we discussed could be added to this project with a clear indication of where CLG has the right and the responsibility to participate in this kind of a project.

Mr. Hull: Yes.

Mr. Helder: Thank you very much.

Ms. Schneider: Do we need a second on...?

Ms. Higuchi-Sayegusa: Yes.

Ms. Schneider: Do we have a second?

Ms. Nakea: I second it.

Ms. Schneider: All in favor? (Unanimous voice vote) So it passes. Motion carries 6:0.

**Re: Certified Local Government FY2016 Grant Application for the nomination of the Kaua'i War Memorial Convention Hall to the State of Hawai'i and National Registers of Historic Places.**

Mr. Hull: The second agenda item under Unfinished Business, 2.b., is Certified Local Government Fiscal Year 2016 Grant application for a nomination of the Kaua'i War Memorial Convention Hall to the State of Hawai'i and National Register of Historic Places.

So essentially what you have here is a grant request for \$2,000 for CLG funds to be expended for a consultant to draft up the nomination papers for the War Memorial Convention Hall. Given the discussion on the previous agenda item, I can state, clearly, that there is a specific policy for this body to nominate properties and structures to the State and National Registry. This is a particular site that the Department feels does meet the Secretary Standards for nomination. And as we discussed at the previous meeting, while the Department, essentially, services the Commission, we don't actually have a Historic Preservation Planner on staff. I really quite don't have the resources and capability, really, to draft up the nomination, so we have to submit this out for the nomination process.

Ms. Schneider: So you, essentially, are the applicant for this?

Mr. Hull: The County of Kaua'i would be...we would be drafting it in coordination with Department of Parks and Recreation, and it's under DPP that actually has the jurisdiction of this particular site. Discussions with them have been demonstrative of the fact that they are supportive of its nomination.

Ms. Schneider: Is there anybody from the general public that would like to speak on this? No. Commissioners?

Mr. Helder: I move that we accept the idea of the grant application for the nomination of the Kaua'i War Memorial Convention Hall.

Ms. Schneider: Do we have a second?

Mr. Hull: The Department would request that that motion also allow for the Department to amend, if necessary in consultation with SHPD, the application.

Mr. Helder: And that this allows the Department to amend the application if so necessary.

Ms. Schneider: Do we have a second?

Ms. Nakea: I second it.

Ms. Schneider: All in favor? (Unanimous voice vote) Passed.

Mr. Long: Can we have discussion?

Ms. Higuchi-Sayegusa: I'm sorry. You have a second. Was there discussion?

Ms. Schneider: Discussion, Stephen.

Mr. Hull: Yes.

Mr. Long: My question is, why only \$2,000?

Mr. Hull: In discussions with individuals that were previous...in discussions with the general field of expertise that does these type of services, roughly that's what we estimated coming out to be.

Mr. Long: But the total project cost is \$15,000. What is that?

Mr. Hull: No, so the requirement for the CLG is that there be a match on the part of the County on these funds. So essentially, we track the amount of time that KHPRC puts in to their meetings, as well as the Staff that is here at KHPRC, as well as prepping those meetings to demonstrate that there is a concerted effort on part of the County for preservation efforts. So it's essentially just meeting that match requirement under Certified Local Government standards.

Mr. Long: So you are comfortable with the \$2,000?

Mr. Hull: We are at this point. It seems enough to meet the requirement.

Ms. Schneider: Any other questions? Any vote on...? We have approval?

Mr. Hull: Well, you might want to take the vote again, officially.

Ms. Higuchi-Sayegusa: Yes, sorry.

Ms. Schneider: All in favor? (Unanimous voice vote) Passes. Motion carries 6:0.

### **NEW BUSINESS**

**Re: Nomination of the Kaua'i Pineapple Company's Superintendent's House, (Edward R. Turner Residence) to the Hawai'i Register of Historic Places, TMK: 2-6-003:045, 3471 Lawailoa, Kōloa, Kaua'i = Jane and Jack Stevenson.**

Mr. Hull: The next agenda item, Madam Chair, we have is H., New Business. H.1., nomination of the Kaua'i Pineapple Company's Superintendent's house to the Hawai'i Register of Historic Places, TMK: 2-6-003:045, Lawailoa, Kōloa, Kaua'i. Jane and Jack Stevenson are the applicants.

Ms. Schneider: Is the applicant here?

Ms. Higuchi-Sayegusa: Just to explain the context, yes.

Ms. Schneider: So Nancy (inaudible).

Ms. McMahon: I'm Nancy McMahon. I'm going to recuse myself because I came here to represent the County. Don Hibbard wrote this application. The owners live in Hilo, and they are not here. Don is actually doing field work on O'ahu, so he couldn't be here, so I was...and I actually, through the Historic Foundation, had been contacted by these people to put this house on the register and I forwarded this information to Don who wrote this application up. So it's here. It's pretty straightforward. So if you have any detailed questions, I'll let Don answer those, but I can call him. I could conference him if we need to. I do have a cell phone.

Ms. Schneider: Any questions?

Mr. Helder: What do you want from us?

Ms. Schneider: They want a...

Mr. Helder: Do you want a letter from us or something about this?

Ms. McMahon: You would have to...per how CLG's work, you will recommend and the Mayor will write a letter.

Mr. Helder: Okay.

Ms. McMahon: It will be noted in your minutes that you recommend that this be on the State Register.

Mr. Helder: Are we going to see...okay, are we going to see an application?

Ms. McMahon: Did you not get one?

Mr. Hull: Yeah, the application, Commissioner, is in the packet.

Mr. Helder: Oh, it's in the packet. Okay.

Ms. Schneider: Did you not get it?

Mr. Helder: I didn't get a paper packet.

Ms. McMahon: Did you not...perhaps, did you not get the application from the grant (inaudible).

Mr. Helder: I didn't get a paper packet.

Ms. McMahon: You can look at this one, if you'd like.

Mr. Helder: Yes.

Ms. Schneider: Any other Commissions have any questions? Can we entertain a motion to send a letter?

Mr. Hull: In this particular situation, the Department would recommend that the Commission recommend that the nomination be accepted on the State and National Registry.

Ms. Schneider: Victoria.

Ms. Wichman: I move that this application for the Kaua'i Pineapple Company's Superintendent's House, the Turner Residence, be placed on the National...the Hawai'i Register of Historic Places. It's just Hawai'i, right?

Ms. Schneider: Do we have a second?

Ms. Nakea: Second.

Ms. Schneider: All in favor? Oh, discussion. (Laughter in background) Sorry. Any discussion? All in favor? (Unanimous voice vote) Pass.

Ms. Higuchi-Sayegusa: Oh, and all opposed. Just call for the all opposed.

Ms. Schneider: All opposed? (None) Motion carries 6:0.

Ms. Higuchi-Sayegusa: And if you can repeat what the action was.

Ms. Schneider: Oh, and the action was to recommend to the Historic Register, the nomination of the Kaua'i Pineapple Company's Superintendent's house.

Ms. McMahon: I'm sure the owners are delighted. Just so you know, they live in a house in Hilo that is also on the register. They were going to sell this house, and they have decided...I'm sure they are going to be really happy, and they are going to rent it back out. They are very preservation conscious people. I wish I could explain to people the status it will make them feel to be on the register, so they really are for that. And it's the first Pineapple Manager...actually Superintendent's house we've ever put on the register.

Ms. Schneider: Thank you, Nancy.

**Re: County of Kaua'i, Department of Water  
TMK: 1-9-011, Hanapēpē Bridge  
Hanapēpē, Waimea, Island of Kaua'i  
Proposed improvement projects in the Hanapēpē-'Ele'ele Water Systems.**

Mr. Hull: The next agenda item is under New Business, H.2. County of Kaua'i, Department of Water; TMK: 1-9-011; Hanapēpē Bridge; Hanapēpē, Waimea, Island of Kaua'i; proposed improvement projects in the Hanapēpē-'Ele'ele Water Systems.

And I believe the applicant is here to make a presentation.

Mr. Helder: This is the water pipe?

Ms. Schneider: Yes.

William Makanui: Good afternoon, Chairperson and members of the Commission. Thank you for allowing us to speak to you today and present two (2) projects that we are doing for the Department of Water. My name is William Makanui and I'm with Akinaka and Associates, a consulting firm out of Honolulu. Bryan Wienand from the Department of Water is here with me today, and we'd like to talk about two (2) of our projects with you.

Mr. Makanui presented a PowerPoint presentation on the HE-10 Hanapēpē Road 6-Inch Main Replacement and the HE-01 Re-Organize Water System – Pipeline Connecting Hanapēpē & 'Ele'ele Water Systems for the record (on file with the Planning Department).

Mr. Makanui: Any questions?

Mr. Helder: Yes, I do. You said...on Concept No. 3, where you hang the pipe on the outside of the bridge, but above the flood-zone.

Mr. Makanui: Yes.

Mr. Helder: You said that that would probably interfere with the resurfacing project, and I'm trying to figure out why, if it's outside the bridge.

Mr. Makanui: We would have to go in for a Section 10 Permit with the Army Corps of Engineers, and that's a lengthy process.

Mr. Helder: Yes, I know that, but it still would be on the outside of the bridge and the resurfacing would be on the inside of the bridge, right?

Mr. Makanui: We wouldn't be able to complete like the tie-ins on each end.

Mr. Helder: Oh, at each end?

Mr. Makanui: Because even though it's hung on the outside, it has to come back into the road.

Mr. Helder: Okay.

Ms. Schneider: Any other questions? So we need a recommendation from the Commission?

Mr. Hull: If there are no further questions for...

Mr. Long: I have a question. On the second option look, buried in the new sidewalk, would then the curb be a 12-inch curb or more?

Mr. Makanui: We haven't...oh, sorry. I'm sorry.

Mr. Long: Or more because then you have to...you know, you've got a 12-inch line, yeah? So would the curb be higher than 12 inches for the sidewalk?

Mr. Makanui: Well, we know that the pavement structure...well, what it is, is a 6-inch concrete deck, and there are about 6 inches, or so, of pavement above that. So the plan would be to take off 6 inches of pavement, so now only half the pipeline will be below the AC surface. So the curb would extend 6 inches above the current asphalt elevation.

Mr. Long: And that would necessarily affect the railings.

Mr. Makanui: The parapet walls?

Mr. Long: The railings. Aren't there railings on the side of the bridge?

Mr. Makanui: There is a parapet wall on each side and there is an old walkway on the makai side. But no, the project wouldn't be touching that at all.

Mr. Long: Thank you.



Mr. Makanui: Thank you.

Ms. Schneider: So do we have any discussion from the Commissioners (on) what we would like?

Mr. Hull: If you guys have no further questions for the applicant, it might also be appropriate to open it up to the public.

Ms. Schneider: Is there anybody from the public that would like to speak on this?

Mr. Makanui: Thank you.

Ms. Schneider: There was somebody who wanted to speak.

Dorothea Hayashi: Dorothea Hayashi from Hanapēpē. I'm really here to ask that you defer this because we are now in the process of discussing how we are going to rehabilitate this bridge. This came up unexpectedly for us because we were never...I mean, we knew there was a 6-inch pipe, but we didn't realize it was going to be upgraded to a 12-inch (pipe) until we saw it in the paper. And sorry to the Water Department, but we've been on this project from 2007 or 2008 to rehabilitate the bridge so that... We've been told, and we know that it's not as safe as it was. It's over 100 years old. And unless we do this before we put in this pipe, I don't know how it's going to...you know. We've been told that the footing is wooden, so something about...to the effect that they have to rehabilitate that. So we've been at this for many, many years, so I'm here to appeal that. Let us go through our process right now that we have finally caught their attention that we are meeting with Public Works, I believe, but it's going to take a while. Sorry to say, but that's my appeal at this time because this is a historic bridge. It's a 1911 bridge. That's why we started the process prior to its 100<sup>th</sup> birthday, and here we are in the year 2016 already. And you know, I said, well this is what we know that the County does, right? Take a lot of time with a lot of consultants. But I would like to ask this body to help us get...I'm trying to find the proper words, if its correct...a Historic Bridge Structural Engineer to look into this because we are having all...I mean, structural engineers come in and tell us this and tell us that, but it's to the point where I don't know whether I can believe what they are saying, is what I'm... I'm sorry, but because we would like... This bridge is very vital to our town because we have the other bridge, which you know is going to have to be rehabilitated because it's in very bad shape, so this bridge is the bridge that we would like to keep in place in case of any kind of emergency and because, of course, it's historic; that's why I came here to the Historic Society [sic]. So would you, please? I know we did put in an application. One (1) of our residents did put in an application to have it on the Historic Register nationally, but it got stuck in the State level and we don't know what happened after that. We've been trying to get information, but with the change of people that (are) working within the system, we are noticing that we can't get any information. So I'm here to appeal and plead with you to, please, save our bridge.

Ms. Schneider: So, Commissioners, do we have any discussion on this?

Mr. Hull: I have a question for the speaker.

Ms. Schneider: Sure.

Mr. Hull: At this point, do you or the group you are representing have a preference for any of the options that the applicant is presenting? Or you're just asking for more time to further review the options available?

Ms. Hayashi: This came out suddenly at one (1) of our meetings on Tuesday, and the problem we are having with this is we've been told that we are going to meet, now, with Public Works. It's in the workings. So because we are going to be meeting with them, we don't know what they are going to present to us, and they don't know what we are going to say to them. At this point, we don't...you know, so that's why I'd like to ask that you, kind of, hold off on this. I know the Water Department needs this for Lima Ola. Is that what it is? I mean, I'm just assuming it. I don't know.

Mr. Hull: I'm not familiar. I wouldn't say we can...the Commission feels...yeah.

Ms. Hayashi: I'm just kind of wondering because I know that project is coming up and we've heard about that project. And if it's so, then I don't know if it's going to put a kink in their project, you know, deadline. So it's what you... (Laughter) You have the decision in your hands. Thank you.

Ms. Schneider: Are there any other members of the public that would like to speak on this application? Any discussion?

Ms. Nakea: I have a question just for clarification. So the group that...I'm sorry, I forgot her name...is representing is trying to preserve the historical integrity of the bridge and also the safety of it? Okay. And then this proposal in front of us has nothing to do with any of those things; it's water.

Ms. Schneider: To do with the water line.

Ms. Nakea: Okay.

Ms. Schneider: That's going over the historic bridge.

Ms. Nakea: Okay, that's...okay.

Mr. Hull: Commissioner, I would inject in so far as that while, to a certain degree, the safety concerns that the last speaker spoke to may not lend itself to the historical aspects, I think what the speaker was getting to was that the proposal of the water line itself may be impacting the historical significance of the bridge in the sense of it may be affecting the aesthetic view or the quality of the bridge in its historical experience, essentially.

Ms. Nakea: Thank you for the clarification.

Ms. Schneider: And our current bridge expert is not here today.

Mr. Hull: Yes, and your in-house bridge expert is currently absent. (Laughter)

Ms. Schneider: So what is the Commission's...?

Mr. Helder: I certainly have some questions about this because normally when we see a project like this, we see an impact statement that goes along with it that describes the bridge; the age of the bridge and the design and what its function is within the community. This is really just a pipeline project that we're being brought here and we're being shown.

Ms. Schneider: But it is a historic bridge (inaudible).

Mr. Helder: It is a historic bridge. And I can't see how laying a pipeline in the roadway of the bridge preserves its historical integrity. I can see doing what they did on the Wailua Bridge, which was hang it on the outside away from it. If the flood height is important, then it can be above the flood height. What I'm hearing here, though, that it's like hurry up, hurry up, hurry up because the DOT wants this done before they pave it and therefore, there's an anxious desire to vote on this project; whereas on the other hand, we have a community group coming and saying this is an important bridge to us. This historic bridge has a safety issue. The only other bridge that goes across that river is not in good shape and probably something will have to be done to it. This bridge exists. And having gone through this up in Wainiha where they've had to put temporary bridges as part of the project to rehab an existing bridge, it seems that maybe being hasty on this particular project is not the way to go because deferring the project for a certain period of time, which allows more discussion about its historic nature, doesn't stop them from resurfacing the bridge. They can resurface it, and then they can add whatever parts of the project into it that we would like to have later on or is necessary, so the DOT's need to repave should not really be a part of our discussion; that's the anxiety of the County doing that. Given my (inaudible) relative to what we've been presented here, I would like to see us go ahead and defer this, and...

Ms. Schneider: Do we have a motion?

Mr. Helder: I will make it into a motion. I move that we defer this project for an unspecified period of time to allow a better presentation that involves the historic nature of this bridge, a description of the historic nature of this bridge and its role in the community, and have community participation in the study that's being presented to us here; that's it.

Ms. Schneider: Do we have a second?

Ms. Wichman: Second.

Ms. Schneider: All in favor? Discussion. Any discussion? All in favor? (Unanimous voice vote) So the motion passed (6:0) to defer this until we have a better presentation on the historic nature of the bridge and how they will resolve it.

**Re: Nomination of the Sloggett Residence to the State of Hawai'i Register of Historic Places, TMK: 5-4-04:15, Hanalei, Kaua'i = Dolphin House – Thorrrington Smith Partnership.**

Mr. Hull: The next agenda item is H.3., nomination of the Sloggett Residence to the State of Hawai'i Register of Historic Places; TMK: 5-4-04:15; Hanalei, Kaua'i; Dolphin House – Thornington Smith Partnership. The Commission is in receipt of a letter from Avery Youn nominating the Sloggett Residence to the Hawai'i Register of Historic Places.

I believe Mr. Youn is here to represent the...

Ms. Schneider: Is the applicant here? Avery?

Avery Youn: Could I pass these out?

Ms. Schneider: Sure.

Mr. Hull left the meeting at 3:59 p.m.

Mr. Youn: Hello, Commissioners. My name is Avery Youn. I'm an architect here on Kaua'i; been practicing here since 1987, I believe. I'm here at the request of the owners of the property. Their names are Peter and Monique Thornington, and they asked me if I could represent them in trying to get their house placed on the Hawai'i Register of Historic Places. I'm also here today to ask for your support in our attempt to get this place on the State Register. It is already on the Kaua'i Inventory of Historic Sites. I know the process to get something like this on the Historic Register is pretty cumbersome, and we originally tried to contact the State Historic Preservation Office, but they never returned our calls. We were able to get some information from the Director, Alan Downer. He led us to a website of which we downloaded several applications; the main one being the Federal Register of Historic Places Nomination Form. I did send out a packet to you as part of my letter, and the packet I sent to you today is an update of that. It has a little bit more information and better pictures of the project as it stands today.

Mr. Hull returned to the meeting at 4:00 p.m.

Mr. Youn: But the two (2) primary reasons why this is being nominated...well, firstly because the owners want it and voluntarily wants this to be placed on the State Register. The person that built the house, Henry Digby Sloggett, he originally constructed the house in 1930. His wife was Lucy Etta Wilcox, an influential member of the Kaua'i Community, and they both contributed generously to Kaua'i during the early 1900's. Secondly, the architect for the project, Mr. Hart Wood, is known to be teamed up with C.W. Dickey out of Honolulu. In fact, they were partners and they are responsible for designing many of the historic structures that you now see in Honolulu and throughout the rest of the islands. On Kaua'i itself, Hart Wood designed the museum next door. He designed the County Building Annex, the Lihu'e Christian Church. He designed this house. He also did the renovations to the Waioli Mission, which is also on the State Register. I say that Henry Digby Sloggett and his wife Etta... Etta was the granddaughter of Abner and Lucy Hart Wilcox, the missionaries at Waioli Mission from 1846 to 1869, and I'm sure all of you are familiar with the Wilcox name. During the early years, they were very philanthropic, like the Wilcox Hospital, and there are many other things that they, sort of, donated to the community back then.

This property was purchased along with a series of beachfront properties in 1914, I believe. According to the records, it was auctioned off by the Territory of Hawai'i at that time. The main house has always been used as a single-family residence even 'til to today. It's a 1.87-acre parcel on Hanalei beachfront. There is an additional dwelling unit on the south side of the property, but that is not part of this request.

Since the house was originally constructed, there have been several additions that was made to it. However, we believe that the historic character of the existing structure has been preserved through maintaining the existing materials of board and batten siding on the upper floor, wood shingle siding on the lower level. The original roof has been replaced with a composition shingle roof today. A bedroom extension towards the south, adjacent to the entry, was made. There was a veranda on the second floor that did not have a roof; a roof was added to it and the veranda enlarged slightly. There was also a patio that faced the ocean; the patio has been enclosed. We'd like to reiterate that the characteristics that were part of the original design created by Mr. Hart Wood are consistent with the regional style of architecture that he and C.W. Dickey was famous for, or actually created during the early 1900's for Hawai'i. These include dominant gable roof feature, and I have pictures in the back of your packet there that you can see to show how dominant this gable-style of design was. There was always a latticed entry. There was an open lanai facing the ocean. We know that additions were made to this house, but we also know that the renovations to this original structure was done with deepest respect to the integrity and ambiance of the existing architecture and keeping intact the original design character. As manifested by the original architect who...by displaying...the additions display conformance to the steep pitched roofs, the prominent roof gable feature, the latticed entry, the integration of shed roof dormers matching the existing, and keeping intact the original board and batten siding and wood shingle siding. In other words, the additions compliment the original house design.

Mr. Sloggett himself, originally an agriculturist, I guess he was growing sugar cane, he held a position as an Assistant Manager and Treasurer of the Grove Farm Company, as well as numerous other positions. Originally born in England, he married Etta Wilcox; I believe it was in 1903. He was also made the Manager of the Wilcox Grove Farm Plantation in 1920. He was also Manager of the Mahelona Hospital, Director of Līhu'e Soda Company...I believe that is the building right across of McDonald's here in Līhu'e...the Kaua'i Telephone Company Director. He was the Garden Island Publishing Company Director. He was the...I mentioned Treasurer of Grove Farm Company. He was a Treasurer of the Līhu'e Hospital, which is now known as the G.N. Wilcox Hospital. I believe G.N. Wilcox was his brother-in-law or uncle. He was a member of the Advisory Board for the Bank of Hawai'i and the Līhu'e Salvation Army. Mrs. Sloggett was the granddaughter of Abner and Lucy Hart Wilcox, the original missionaries, and she was involved in the restoration of the Waioli Mission. In fact, her family and she, I guess, had a lot to do with the dedication of the Waioli Park to the County. Mr. Sloggett also built a cabin in Koke'e, which today is known as the YWCA Camp Sloggett, and that was donated to the County or State. He also donated the five (5) acres at the All Saint's Church, so he does have a lot of accolades that's worthy of some kind of recognition, and so does the architect. The architect...I'll say a little bit more about him because I, as an architect, admire some of his work. He originally was born in Philadelphia, moved to Kansas, practiced architecture in the Bay Area, in Oakland, I believe, was his office, but did they most of the work in San Francisco. One (1) of his original projects that he

worked on was the St. Francis Hotel, which I'm sure some of you are familiar with. And if you see the type of architecture of that St. Francis Hotel and you go look at the A&B Building in downtown Honolulu, you can see the resemblance. And what happened...when he moved to Hawai'i and teamed up with C.W. Dickey, also known as the Father of the "Golden Age" of Hawaiian architecture, I guess these two (2) guys created the term "Hawaiian or Tropical architecture" and because of their backgrounds being Oakland architects and being...moved to Hawai'i where...C.W. Dickey, he was part of the...what family was that? I think Alexander of Alexander & Baldwin. He was a member of that family. That's why the firm of Dickey and Wood or C.W. Dickey did a lot of the downtown buildings in Honolulu where the Big Five, you know, Theo H. Davies, Amfac, C. Brewer, Alexander & Baldwin, Dillingham, etc. Most of their buildings were done by these architects, and were reflective of their style. However, when they came to the residential buildings, the steep gabled roofs, the shed dormers, the lattice entries, and the use of local building material, primarily lava rock, like how you see at the Lihue Christian Church, these are the characteristics that they put in their buildings that created the term "Hawaiian architecture". From their definition, "Hawaiian architecture" is the combination of what they call neoclassical baroque architecture combined with the eastern culture of the Orient and combined with the climate of Hawai'i to create what they...their own style called "Hawaiian architecture". I guess Waioli Mission is one (1) of the buildings always used as an example of what "Hawaiian architecture" is. And because there are not too many of Hart Wood's residences still around, especially here on Kaua'i, I think there might be another one in Kekaha, but because this is one (1) of the few remaining ones and it's in good shape, we are fulfilling the owners request and asking for your help in getting us to place this project on the Hawai'i Register of Historic Places.

Ms. Schneider: Any questions?

Mr. Youn: I brought a site plan, and if you look at the pictures, if you want me to explain further what it was originally and what it is now, and what the additions were, but I'm pretty...

Ms. Schneider: Avery?

Mr. Youn: Yes?

Ms. Schneider: Did you do the additions?

Mr. Youn: I did the last addition. Are there any questions?

Ms. Schneider: Any questions from the Commission? Anybody from the general public that would like to speak on this? Stephen.

Mr. Long: Has...oh, Mary Jane, you're here. Have you reviewed this application? And can you weigh in on this at all?

Mr. Youn: Can I comment on that before you?

Ms. Naone: Sure. Yes.

Mr. Youn: I haven't sent this to the State yet. I thought, because this is Kaua'i, I should come here first, and the building is here on Kaua'i. If you look at the process to get this nominated on the State Register, it's pretty cumbersome. I do have the State application here and it's the same as the Federal application. There is a lot more detail that's required than what you have in your packets here. I wanted to come here first, get your support, and if I can get a letter of support from you, I wanted to attach that to our application to the State Register, and then I was going to send it to the State Historic Preservation Office. I'm sorry I didn't send it to you earlier, but... We tried to contact the State Historic Preservation Office, but from my experience, they don't return phone calls and they don't return messages. So we had to go direct to Alan Downer, and he sent us the link to get these forms so that we could start, and he sent us an email. We were unable to get a hold of him either until about...took us around three (3) weeks.

Ms. Schneider: Thank you, Avery.

Mr. Youn: Okay, I'm sorry.

Ms. Naone: I can come forward and defend my... (Laughter in background) So, I do return phone calls and email messages; hopefully you realize that. But Kapolei is...

Mr. Hull: Sorry, Mary Jane, if you could just state your name for the record.

Ms. Naone: Oh, it's Mary Jane Naone, again, from SHPD. I did forward the packet to the Architecture Branch and requested some comments on the various applications and I haven't received a reply, so they probably have not reviewed it if it hasn't been submitted.

Ms. Schneider: Commissioners, any discussion?

Ms. Wichman: I have a comment, please.

Ms. Schneider: Sure.

Ms. Wichman: The photos from the 1930's and then 2016...I mean, there has been quite a...there have been a lot of changes on here, like drastic, so it doesn't even...I mean, it barely resembles the early house. You can see part of the house that resembles it, but the rest of it is all additions since that time. So I'm just wondering, really, how much of the initial integrity...I mean, even the courtyard or the court...

Ms. Schneider: I think the historic criteria is what...

Ms. Wichman: No, it's just that there's just been a lot of drastic changes from it, and it's difficult to judge the historic value of it.

Ms. Schneider: David.

Mr. Helder: Yeah, to me, this is...I've been in this house; not recently, but... One (1) of the things that I understood when we were doing the training with the National Park Service was that something on the register...one (1) of the principle elements of it to even begin to qualify was integrity, and the building had to be what you were nominating. Partly because if it's been renovated over a whole range of time, you don't know exactly what part is being nominated and why. In this particular instance, this house has virtually doubled in size over the years for a variety of reasons; Iniki and a few other things. And a great deal of attention has been put on having all parts of the house be integrated so that it looks like one (1) house; whereas one (1) of the requirements that they have is if you are doing a renovation for a historic building, and we had this with the German houses down here, that the addition be decidedly different enough that the original structure be recognizable as an integral structure. This house is...this is like a house out of Architectural Digest. I mean, it really is all of one (1) piece; just a very, very nice house. But if you just go down the street and look at some of the other houses; for instance, the Faye house, that still have their original integrity and they were done in a very similar style at a similar time, you can recognize those. This...you wouldn't know that it wasn't designed yesterday and built yesterday; the way it is. It would be problematic, and I would be interested to see, if you make an application, what their determination is on this. But from my perspective here, it's...if you put this on the Historic Register here, people would drive by and go, what? What part of...it looks like recent history. It's just...it's so thoroughly modernized and integrated that it doesn't look like any of the old houses along the Bay. Plus, I have also one (1) other thing that I took somewhat exception to because in your application that you made, you said that this house is visible from the street, and that's why there was going to be no visitation, but it has a high hedge and a solid gate, and it's really not visible from the street. So it then becomes a question to me about why put it on the register? What's the purpose of putting it on the register? But my basic reservations are that this house really doesn't have the integrity of all of the elements. It has been so modified and so well done. I mean, it's not badly done at all, but you can't see what you would nominate.

Ms. Schneider: Anything else from any of the other Commissioners? Do we have a motion?

Mr. Hull: The Department, in this case, would actually recommend supporting the nomination. I think we definitely appreciate, from both the Commissioners, the points that it has been significantly modified. The application does acknowledge those modifications. In this case, the Department, one, I mean, would like to see it go up and see what, essentially, the State would have to say, and it would be unfortunate if it just stopped here and didn't allow the State Historic team to actually do the review process and determine whether or not it should be on the registry. But then, two, also, in looking at the actual categorization of this property in the existing Kaua'i inventory, it specifically lays out the distinguishing feature of why it's on the inventory. It has to do with that very distinguished roof and the gables, and also, as well as the fact that it's associated with Hart Wood. There is argument to be made that while there have been modifications to the building, that prominent gabled roof is still maintained and preserved, and that's, essentially, at the essence of why it still should be moved up to recognize that one (1) particular aspect of the house, as well as the designer. So that's where, ultimately, the Department lies. And I think it would be an interesting discussion to watch happen up at the State Historic side because of the modifications that's being made. It's kind of somewhat ironic because when Avery brings up the notion of the St. Francis in San Francisco, and if any of you are familiar with San Francisco...I



mean, Hart Wood and Dickey, they literally designed like half of downtown San Francisco. I and the County Attorney actually cut our teeth in the Bay Area, so we are very familiar with some of those buildings. And the St. Francis, which sits directly on Union Square, it's like a...originally and historically, it's probably a 14- or 15-story hotel in which it's still there and was one (1) of the most prominent features of Union Square. Later on, because of a need to market itself more, it was modified to have like this 50- or 40-story addition, which they put behind, so you have this very modified hotel structure that has a new component, but it still maintains that integrity of the initial hotel that was built and projects itself onto Union Square. Whether or not this holds the same weight, I think it's all in the eye of the beholder, and then that's why, at this point, we'd recommend moving it up to...or supporting it so at least that discussion can be had with the State Historic Preservation team.

Ms. Schneider: So do we have a motion to recommend?

Mr. Long: How about further discussion? My thought is that, personally, I'd like to see what State SHPD Department has to say about the nomination application because I don't feel comfortable, at this time, personally, supporting it saying oh yeah, let's...no, I support this for the National Register. I really would like to see what SHPD has to say, and I think it's a little bit...I'm appreciate Avery coming to us early, but maybe it's a little bit too early, and I'd like to defer that for their input.

Ms. Schneider: Do we have a motion?

Mr. Hull: Essentially, you could just make a motion to defer the item in order to refer the issue to State Historic Preservation Division for review and comment.

Mr. Long: So, I make a motion that we defer this item into the future to allow the nomination application to be reviewed by State SHPD, Architectural Department, before we take a look at it again and can have a more informed point of view.

Ms. Schneider: Do we have a second?

Mr. Helder: Second.

Ms. Schneider: All in favor? Any discussion?

Ms. Nakea: I have a question, I guess. So, they are going up to be on the State Registry, they are asking us for a letter of recommendation to go along with the application to the State, so what you are saying is that we wait on supporting a letter or supporting that letter, and then just see what the State has to say, and then decide whether or not we want to give our endorsement as well? Okay.

Mr. Hull: To clarify the process, essentially, when we refer to the State, like I know it's kind of this omnipotent entity, but the way it actually goes is you have State Historic Preservation Division, which staffs the State Historic Preservation Review Board, and ultimately, it's much in the way that the Department staffs this Board, but the State Historic Preservation Review Board

will actually take the final action on whether or not the nomination is accepted and put onto the State list. What Commissioner Long is saying is to forward it over to the State, and when referring to the State, it's the State Historic Preservation Division, so essentially the staff, to give their input as far as to whether or not this may or may not meet their recommendation for approval to the State Historic Preservation Review Board.

Ms. Schneider: Nancy.

Ms. McMahon: Nancy McMahon. He did a really great job trying to clarify that with everybody. This is based on... A couple of years ago, the Architecture staff tried to get a little more formal guidelines when the Park Service was sort of on them of how they were doing things for the Review Board and the fact that there was a push that we weren't...they weren't submitting enough...“we” because I was there...submitting enough nominations to the National Register, which years ago in the past has always changed. It was a funding thing and it became a different criteria thing for different States to get their Federal dollars. But what is now the process is it's a 120-day process when you submit your nomination, so that nomination form that I believe what Avery has, and he probably should have had Criteria C, which is for the Hawaiian modern style of architecture, that would fit; that's the Hart Wood/Dickey (inaudible). Yes. And that's, you know, quite similar to the Pineapple...the Turner's Residence. So Don actually already had submitted that application last month to that, and both Don Hibbard and Ross Stephenson...because they are doing some building on the Big Island...told me the process is to simultaneously then go to the local CLG's to submit, and then what happens after that Commission...if they don't recommend it, that's fine, but if they do, then the Mayor from the Counties will write a letter supporting that. And at the time...by the time that finishes, that process will be at DLNR where they will then be set for an agenda because they meet quarterly...to be then listed with that letter to come forward for review; that's sort of the process, that's how it's supposed to dovetail into each other. So if that helps clarify that with everybody.

Ms. Schneider: Thank you, Nancy.

Mr. Hull: I think Avery might want to speak.

Ms. Schneider: We have a motion to defer?

Mr. Hull: There's a motion to defer. At your, essentially, discretion, I think the applicant wanted to speak, but it's at your discretion on whether or not you want to afford that opportunity.

Mr. Youn: I just want to thank you for your consideration, and I do agree with you that there has been a lot of additions made to this building. It's not twice as big; it's more like one-third more, but not twice as big. And you are absolutely right, it has been modernized a lot, but the modernization takes place on the inside. The exterior still reflects a lot of the original form, and the additions also took into consideration the original form, so we are nominating this highly from an architectural standpoint, also. With that, I thank you, and your position is fine. We just wanted to bounce this off you first, so that you are not surprised when it comes down later on; if

it ever reaches you. I just wanted your comments before we go to the State because it may never come back to you if the State rejects it.

Ms. Schneider: Thank you, Avery.

Mr. Youn: Thank you.

Ms. Schneider: So do we have...we have a motion. Do we have a second on that motion?

Mr. Helder: Yes, you have a second.

Ms. Schneider: Any discussion? No? Want to vote? All in favor? (Unanimous voice vote) All opposed? (None) Motion passes 6:0, so we are deferring it to see what the State Historic Preservation Division has to say about the application before we go forward on it. Thank you.

**Re: Kaua'i Museum**

**TMK: 3-6-05:5, Līhu'e, Kaua'i**

**Proposed addition of a second story office, with an elevator to the Rice Building;  
and a chair lift in the Wilcox Building.**

Mr. Hull: Okay. The next agenda item we have, Madam Chair, is H. New Business, H.4. Kaua'i Museum; TMK: 3-6-05:5, Līhu'e, Kaua'i; proposed addition of a second story office, with an elevator to the Rice Building, and chair lift in the Wilcox Building. We have a letter dated 3/16/2016 from Ron Agor requesting review of KHPRC for proposed improvements to the Kaua'i Museum.

Ms. Schneider: Can we take a 5-minute recess so Ron could set up?

The Commission recessed this portion of the meeting at 4:26 p.m.

The Commission reconvened this portion of the meeting at 4:33 p.m.

Ms. Schneider: Call the meeting back to order. This is the proposed addition to the Kaua'i Museum.

Ron Agor: Aloha, Commissioners. My name is Ron Agor and I represent Kaua'i Museum. With me are the Board of Trustees sitting in the back there, supporting this presentation. I'm going to start off with the site plan.

Basically, Kaua'i Museum is sitting on the corner of Rice Street and Eiwa Street. The main entrance to the Wilcox Building is from Rice Street. The entrance to the Rice Building, which is this one, is through the back from the County parking lot. There's a wood fence here, and a wood gate that you would enter the court area. This is the Wilcox Building. The Wilcox Building was built in 1924, and in 1970, it was converted into the Wilcox Museum. The Rice Building Museum was built in 1960.

What we are proposing to do is to build a second story, adjacent to the Rice Building, encompassing this area right here. We wanted to raise it up because the existing court area hosts a lot of outdoor activities, and we wanted to maintain that space so that activities such as that can continue. So basically, you'd come in...to enter the Rice Museum, you would enter through this gate, and this area here is a roof sheltering the corridor connecting the Rice Building to the Wilcox Building. It's one-story supported by wood columns. Then, the entrance to the Rice Museum is here, and we propose to put an elevator right here to access the second story.

This is the Rice Museum now. As you enter through these double doors, there is a video room here, there is a winding corridor that comes into a display area, there are a lot of wall displays here, and then there are more displays here, exhibits, and then there's a ramp that goes up to mid-level in this area here, and then there is a stairway that takes you up to the second floor. On the left, there is a restroom that was recently built to accommodate ADA, and it is accessible from the outside, and this area is the storage area.

Now, the new area, again, is encompassed by these shaded columns here, and the elevator is located right here. Again, the connection between the Rice Building and the Wilcox Museum is under this canopy here going over to the museum.

Do you have any questions before I move on?

If not, this is the upper floor of the museum. This is an open corridor that looks down onto the first floor of the museum. We have some exhibits here. We have a corridor going here with double doors going into more exhibit areas.

So now, the addition encompasses these areas here. It's about 1,020 square feet with an elevator. What you see here, outlined, is the roof of the covered corridor connecting it. The existing building has a catwalk here, and have some windows above. We are trying to replicate that here with a little catwalk, and with a similar type of windows above. And the railings around the corridor here, we plan on matching the railings of the catwalk.

Any questions on the second floor?

I'd like to point out that this is the Wilcox Museum, and right now, this part of the mezzanine is being used for an office. The purpose of this is to move the office in this area here, so that we can have more exhibits on the upper floor.

This is an elevation of the proposed addition. Back here is the background of the existing building. It has a little catwalk here with a metal railing going across and this type of windows. We are trying to replicate that in front of the addition here with the same type of railing, windows, and the eyebrow. We needed to drop the roof on the corridor because if it's too high, the rain is just going to come in and wet the floor.

This is an elevation from the Wilcox Museum looking on the side there. These are the columns with the open area, which, again, will be used for outdoor activities. This is a profile of the existing catwalk with the railing and the eyebrow, and we are carrying his motif in the front here.

This is the side elevation from the west. I did some investigation about finding similar rocks to apply on this new building to match this, and it's really difficult to find, you know? Not just that, but I think we have to stop taking those things from the field, you know? To a point right now where people are actually stealing them, you know? So we have to kind of stop that. But we are carrying the lines, the horizontal lines, onto the new addition, and we are just going to plaster the exterior.

This is an existing photograph of the Rice Building right now. Again, the catwalk with the railing, the windows, and the eyebrows. And this is a super imposed rendition of what we plan to do. We are going to carry that motif as I mentioned and emphasized.

Okay, any questions on the Rice Building?

Ms. Hoomanawanui: No, not really.

Mr. Agor: Let's go to the Wilcox Museum. The only option we have for the Wilcox Museum, since we've decided not to push the issue of connecting the two (2) buildings with an upper floor corridor, is to install a chair lift that can go to the second floor right in this area right here. The dimension is going to be approximately 3'6" by 5'. And on the second floor, it goes to the mezzanine, yeah? Well, if we go back here, the main entrance for the Wilcox Museum is in the front off of Rice Street, and there is a stairway here to go up to the second floor.

Ms. Schneider: So you are going to take out that (inaudible)?

Mr. Agor: Yes, we are not touching that. Oh my gosh. It's really hard to see. I tried to superimpose the... The elevator is made up of a metal frame with glass, so you can see through it. Here's another picture. It's really dark though.

For those interested in archaeology, the footings will be isolated footings for the columns, tied together with grade beams, and our attempt is to...not to exceed 18 inches below the existing grade; that's what we intend to do. The elevator, of course, has to go down 4 feet for the hydraulics.

Okay, now I'm going to move on to... If you don't have any questions, I'm going to move onto a really, really quick...you have to pay attention because if you blink your eye, it will be over. This is a really simple rendition of both buildings; minus the landscaping and the cars and the other buildings. This is from the County parking lot. There you see the wood fence with a gate in it. That's the view from the west side parking lot. And this is a still picture of the addition in 3-D. Again, we are trying to replicate what is there. And this is a view from the Wilcox Building. And that's it.

Ms. Schneider: Any questions of the applicant?

Ms. Wichman: I have a question, please.

Mr. Agor: Yes.

Ms. Wichman: You mentioned the stone on the side of the building. Because it's kind of contrasting when you have stone on the one side and then not on the other. And the Rice Building is...what? It's like 46 years old right now, so it's like four (4) years away from being "historic". Is it really that difficult to get stone like that?

Mr. Agor: It's (inaudible).

Ms. Wichman: Because not all the stone comes from the field boulders, you know? So I'm just confused by that because...

Mr. Agor: Well, we will make a concerted effort to do it. It's not going to be a problem to do.

Ms. Wichman: I think driving down the street, when you see the contrast in those two (2) buildings, is going to be like, what? You know, people are going to like...it's really going to be stark.

Mr. Agor: Yeah, and it also could be monotonous because it's a long wall. Yeah. And then it could define the addition from the original building, too. But we'll try; I tried.

Ms. Wichman: Yes, yes, I understand.

Mr. Agor: I'll try some more.

Ms. Wichman: Thank you.

Mr. Agor: Okay.

Ms. Schneider: Any other questions? Anybody want to speak from the general public?

Mr. Helder: It looks good. It sure that beats that elevator and walkway.

Ms. Wichman: Yes, it does.

Ms. Schneider: Yes, it's definitely better than the last solution.

Ms. Wichman: Yes, absolutely.

Mr. Helder: Yes, no, it's good.

Ms. Schneider: Stephen.

Mr. Long: I'd like to thank you, Ron, for coming back to us and really being sensitive to our concerns and...

Mr. Agor: Sure.

Mr. Long: Comments and input last meeting, and really appreciate the effort that you put into it. I think you've come up with a really great solution. You know, renovations and additions aren't easy, so I think that you've come up with, you know, the least impact to the historic building. My only concern is that...how you treat that...the skin of the new building is really critical.

Mr. Agor: Yes.

Mr. Long: And if you can't find rocks that match, you don't want it to be sort of matching.

Mr. Agor: Yes. Right.

Mr. Long: That's not right either. I would just ask you to be sensitive to, you know, the contrast, color, and composition; as opposed to creating, you know, a white elephant.

Mr. Agor: Yes.

Mr. Long: And I know you will.

Mr. Agor: Yes. And we will be coming back to you when we actually file for the Use Permit application with the final colors and stuff like that, yeah.

Mr. Long: Great. We'll look forward to that.

Ms. Schneider: So do we have a recommendation? Or a motion?

Mr. Hull: The Department has no recommendation at this time; it's really at the discretion of this body. I think with what is being proposed...yeah, it's a significant alteration from the original proposal where it looks like...and then Ron, you may want to contact SHPD at this point because under Hawai'i Revised Statutes Section 343 and for this own Commission's edification, any building or property that is on the State or National Register, any alterations to it are required to go through the environmental review process in which you have to do an Environmental Assessment document and/or an Environmental Impact Statement document. For this particular building, which is on both the State and National Register, with what was previously proposed, I think we could all say hands down because it's going to breach into the historical structure, which is the Kaua'i Museum is on the inventory, but the other building actually isn't on the inventory. When they were originally proposing to breach into that palladium glass window area, hands down that's going to impact and will require an Environmental Assessment, but I would say at this point, because all of it is now interior, which does still play a role in the

inventory or having it placed on the register, having discussions with SHPD, if there is no impact found, there may be a potential that the 343 Process is not necessary.

Mr. Agor: Definitely, Director. We are prepared to file an Environmental Assessment because it's funded by the State.

Mr. Hull: Oh, okay. It's from the State funds.

Mr. Agor: Yeah, yeah.

Mr. Hull: Okay. Okay, well given that...

Mr. Agor: And we didn't want to proceed with that and the archaeological study, which is needed for the EA, until we had some kind of consensus from this Commission.

Mr. Hull: Okay. Okay, well then, yeah, definitely, I think...

Mr. Agor: Yeah, so we got a lot of work to do.

Mr. Hull: Okay, yeah. Okay, so for the Commission's own education on that, when...there was a lot of discussion in the news, especially when the Superferry thing was happening. Environmental Assessments and Environmental Impact Statements, there is a specific criteria list of what type of projects trigger environmental reviews. Environmental reviews encompass cultural and historic impacts, and ways to mitigate those impacts. One (1) of the criteria is that if it's on the State or National Register and any alterations are being made that it has to do this environmental review, which is...it's questionable now whether that constitutes a historical impact, but what the applicant is pointing out is they have...the funding for this is coming from the State and that's another criteria that if it's State or County funds being expended, it also has to go through that environmental review. So officially, this body will be...has the opportunity to provide comments to the environmental review process.

Mr. Agor: And I'd like to note that we did forward this presentation to SHPD already.

Mr. Hull: Okay, perfect.

Mr. Agor: It's under their review right now.

Mr. Hull: Perfect. Thanks.

Ms. Schneider: So do we need a motion to recommend it?

Mr. Hull: At this point, I think Ron and the applicants, it looks like, are just wanting just general comments. I think the feedback may be sufficient enough for them, in looking at Ron. Yeah.

Mr. Agor: Yeah, I'm happy.



Mr. Hull: So given that preliminary thing, it doesn't look like necessarily anything...further action is needed. You can kind of just accept the report and then when it goes through the official environmental review process, we can forward it back to you folks and you'll have another stab at it, essentially.

Ms. Schneider: Thank you, Ron.

Ms. Wichman: Thank you.

Mr. Agor: Thank you very much.

Mr. Hull: So technically, Jodi, is there a need for a motion of acceptance of the...?

Ms. Higuchi-Sayegusa: You know, it is on the agenda. I would recommend that there be some sort of action.

Mr. Hull: At this point, the Department would just recommend that a motion be made to accept the report from the applicant.

Mr. Helder: I move that we accept the report that has been presented today on the Kaua'i Museum project.

Ms. Schneider: Do we have a second?

Ms. Nakea: I second it.

Ms. Schneider: All in favor? (Unanimous voice vote) All opposed? (None) Motion passes 6:0.

### **COMMISSION EDUCATION (None)**

Mr. Hull: The next agenda item right now is...was supposed to be Commission Education. I have to apologize because at the previous Commission meeting, there was a request to have an agenda time to form a Permitted Interaction Group for the purpose of educational...

Mr. Helder left the meeting at 4:53 p.m.

Mr. Hull: And I got to apologize at this point because it didn't make it onto the agenda. I'm only realizing that now. So we will make sure it is on the agenda for the upcoming meeting, but yes, my apologies; that should have been on here.

### **DATE AND AGENDA TOPICS (April 28, 2016)**

Ms. Schneider: And the next date is April 28<sup>th</sup>?

Mr. Hull: The next meeting date is April 28<sup>th</sup>. Correct.

Ms. Schneider: And are we adjourned?

Mr. Hull: Yes.

Ms. Schneider: Adjourned.

**ADJOURNMENT**

The meeting was adjourned at 4:54 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Darcie Agaran', written in a cursive style.

Darcie Agaran  
Commission Support Clerk

Date: \_\_\_\_\_